

Kuna Planning & Zoning Commission

November 16, 2006

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

Those present:

Vice Chairman Brian Stewart, Commissioners Gary O'Dell, Justin Touchstone, and Holly Kerfoot. Planning and Zoning Director Diana Sanders, Attorney Randy Grove, Planner 2 Lisa Bachman, and Planner Tech Shawna Whitehead.

Chairman Brian Roth was absent.

The Kuna Planning & Zoning meeting was called to order by Vice-Chairman Stewart at 7:00 p.m., located at the Kuna City Hall, 763 W. Avalon, Kuna.

OLD BUSINESS

A. PUBLIC HEARING / 06/08/SUP SPECIAL USE / REAL ESTATE SALES OFFICE / 2362 W. CERULEAN DR.

Diana Sanders presented the application. The site is located at 2362 W. Cerulean Drive. It contains approximately 0.21 acres. The applicant is requesting approval for a special use permit for a temporary sales office for approximately 5 years. The office hours will be Monday – Sunday, 10:00 a.m. to 5:00 p.m. The applicant is proposing a maximum of 5 employees.

Chairman Stewart opened the public hearing at 7:04 p.m.

APPLICANT PRESENTATION:

The applicant, Nora Cormeleau, requested a special use permit for a sales office and apologized for operating without the special use.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

Vice Chairman Stewart closed the public hearing at 7:05 p.m.

MOTION:

Commissioner Touchstone moved to approve File #06-08-SUP SPECIAL USE / REAL ESTATE SALES OFFICE / 2362. W. CERULEAN DR with staff recommendations.

Commissioner O'dell seconded, and the motion passed unanimously.

NEW BUSINESS

A. 06-07-DR / DESIGN REVIEW / 157 W 4TH STREET:

Lisa Bachman presented the application. The site is located at 157 West 4th Street. The applicant is requesting that an existing residence be converted into an office. The applicant will need to

possibly move the existing power pole and work with the neighbor to the east for a cross access/cross maintenance agreement. The proposed driveway does not meet the current width requirement in the City code.

APPLICANT PRESENTATION:

The applicant, Joe Barton, requested that an existing residence be converted into an office called Paragon Consulting. He discussed the cross access with the property to the east and relocating the power pole to comply with the City code.

CHAIRMAN DISCUSSION:

The Vice Chairman and commissioners discussed options for the power pole and the tree as far as leaving the tree or replacing it. They discussed moving the power pole, trash enclosures, lighting towards the back of the property and the cross access agreement.

MOTION:

Commissioner Touchstone moved to approve File # 06-07-DR to an office with the following conditions:

- Meet all staff and agency conditions
- Secure a cross access and maintenance agreement with the property to the east.
- Construct a chain link with slats fence trash enclosure.
- Place a light on the shed for security in the rear parking lot
- Relocate the power pole on the northeast corner of the site.
- Remove the tree on the northeast corner of the site and plant a 3” caliper tree of similar species on the site.

Commissioner Kerfoot seconded, and the motion passed unanimously.

A. PUBLIC HEARING / HWY 69 OVERLAY ORDINANCE

Diana Sanders presented the application. This is an ordinance for an overlay on Hwy 69 for limited access and landscaping for the entrance to the City of Kuna. This provides a welcoming entrance to Kuna.

Vice Chairman Stewart opened the public hearing at 7:52 p.m.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

Vice Chairman Stewart closed the public hearing at 7:52 p.m.

MOTION:

Commissioner Touchstone moved to recommend approval of the revision of 5-2A-1 for Highway 69 Overlay.

Gary O’dell seconded, and the motion passed unanimously.

A. PUBLIC HEARING / LANDSCAPING ORDINACE

Diana Sanders presented the application. This ordinance is for a new section in the code to address landscaping in the City limits. Currently the City does not have an extensive landscape requirement. This allows the City and citizens to understand more clearly what is required prior to submitting an application.

Vice Chairman Stewart opened the public hearing at 7:57 p.m.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

Vice Chairman Stewart closed the public hearing at 7:57 p.m.

MOTION:

Commissioner O'dell moved to recommend approval of the Landscaping ordinance.

Commissioner Touchstone seconded, and the motion passed unanimously.

B. PUBLIC HEARING / DEFINITIONS ORDINANCE & E. PUBLIC HEARING / DISTRICT SCHEDULE ORDINANCE

Diana Sanders presented the application. To make the City code more clear and to allow for citizens to understand what is allowed in what zone, the addition of these will help clear up any questions.

Vice Chairman Stewart opened the public hearing at 8:02 p.m.

SUPPORTS: None

NEUTRAL: None

OPPOSES: None

Vice Chairman Stewart closed the public hearing at 8:02 p.m.

MOTION:

Commissioner Kerfoot recommended approval for both ordinances.

Commissioner O'dell seconded, and the motion passed unanimously.

REPORTS

PLANNING & ZONING DIRECTOR/ DIANA SANDERS: Council's decision for Silvertip and Grayhawk Subdivision. Silvertip received an R-6 zoning that they requested. Grayhawk Subdivision was tabled, there were no problems with the design of the subdivision, it was tabled due to elevation discussions regarding legality of requiring different elevations than presented. Randy Grove stated that it was unlikely that we can require this because there is nothing in the code. The bond election will be re-done in February due to problems at polls with voting.

CITY ATTORNEY / RANDY GROVE: Randy Grove had nothing else to report.

MINUTES

October 24, 2006 Kuna Planning & Zoning Commission Meeting Minutes:

Vice Chairman Stewart moved to approve the Planning and Zoning Commission meeting minutes for October 24, 2006.
Commissioner O'dell seconded the motion and it passed unanimously.

FINDINGS OF FACTS/CONCLUSIONS OF LAW

06/18/AN ANNEXATION / 06-09-DA DEVELOPMENT AGREEMENT / 2295 COLUMBIA ROAD.
Commissioner Touchstone moved to approve as submitted. Commissioner Kerfoot seconded the motion and it passed unanimously.

CHAIRMAN DISCUSSION

- The December 26, 2006 Planning and Zoning Commission meeting will be cancelled.
- The November 28, 2006 Planning and Zoning Commission meeting will meet at 6:30 p.m. to discuss the design review ordinance.

ADJOURNMENT

Commissioner Touchstone moved to adjourn the meeting.
Commissioner Kerfoot seconded the motion and it passed unanimously.
Chairman adjourned the meeting at 8:29 p.m.

Brian Stewart, P & Z Vice-Chairman

ATTEST:

Shawna Whitehead
Planner Tech